



TOWNSEND

LETTING & MANAGEMENT

Clifton Terrace, Taunton

£825 PCM

2 Bedroom Flat

Available 29th April 2024





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Council Tax Band A

Deposit £951
Floor Area 548.96 sq ft

- Electric Heating
- Council Tax Band A
- Double Glazed
- Near train station

TOWNSEND LETTING & MANAGEMENT are pleased to offer this BEAUTIFULLY RENOVATED ground floor TWO bedroom apartment offering bright convenient accommodation just north of the town centre.

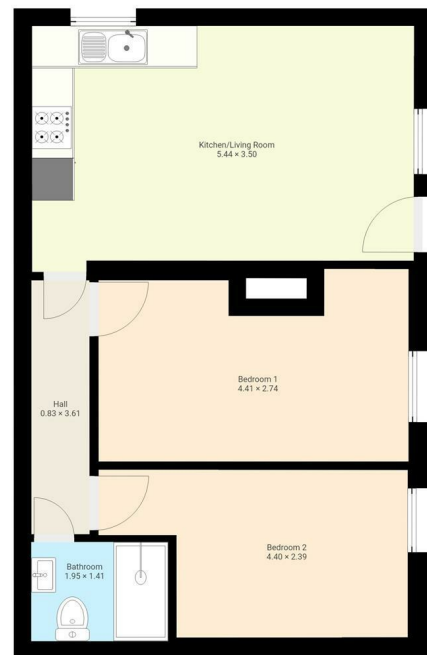
The property comprises an entrance hallway, lounge, two double bedrooms, kitchen and bathroom – there is double glazing and electric storage heating

THERE IS NO PARKING WITH THIS PROPERTY. SUIT COUPLE OR SINGLE, SORRY NO CHILDREN

It is a 2 minute walk to British Rail and offers easy access out to the M5 for commuters.

Appliances, where provided, will not necessarily be replaced, or repaired by the Landlord. This is at the sole discretion of the individual Landlord and any appliances noted in the details will not necessarily remain at the property. It is the prospective Tenants' responsibility to satisfy themselves by checking with the Landlord/Agent which appliances will remain in the property prior to paying the holding fee.

All prospective tenants will be subject to credit, criteria and affordability checks to ensure that the property is suitable for their needs and income.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	